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The McKinley Herald.

VOL. II, No. 5. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. AUGUST, 1906.

WORK ON THE MANIGUA ORANGE GROVES.

THE SETTING OUT OF THREE THOUSAND ADDITIONAL TREES COMPLETED.

Preparing Land for Fall and Winter Planting.

The recent shipment of 3,000 budded orange and grape-fruit trees, from the Buckeye Nurseries in Tampa, Fla., arrived in splendid condition on July 5th, and our working force at McKinley completed the planting of this consignment on July 18th. The trees are all of standard size, three-year-old stock, one year budded. They are of the following varieties:

Navelencia orange	1,250
Tardiff orange	1,000
Gillett's late grape-fruit	500
Walter's grape-fruit	250
Total trees	3,000

The trees are being set in rows running from east to west across the cleared section of the Groves Tract, which now amounts to 360 of the whole 500 acres. Each row as far as possible consists of a single variety of fruit. From four to six rows of each variety are planted in succession.

Thus when the time for picking the fruit arrives, the wagons can pass down between the rows, gathering all the fruit on either hand, as they are of the same variety. This will facilitate the picking and greatly lessen the expense which would be incurred if the rows were planted indiscriminately without regard to the varieties. It has the added advantage of placing a number of different varieties on each 5-acre grove, so that if the Bond-holders decide to have the property sold to redeem the Bonds, each separate grove will have a good assortment of varieties.

Supt. Reid is now busy preparing an additional 200 acres of the cleared section of the Groves for the planting of 18,000 more trees, which will be delivered in November and December. This work, which has been very fully described in previous issues of the HERALD, consists of plowing and leveling the land, the staking off the points at which trees are to be planted, which must all be done before the arrival of the trees themselves. The work is going forward rapidly and all will be in readiness when the trees arrive, so that the planting will proceed expeditiously.

The planting of the last 3,000 trees just received, brings the total area of the planted section of the Groves up to 100 acres, which is very satisfactory progress. The 18,000 trees to be planted in November and December will cover 200 acres more, so that by January 1, 1907, we are confident of having 300 of a total of 500 acres of the big Groves set out. Meanwhile General Manager Tolksdorf is going ahead with the clearing of the remaining 140 acres of the Groves Tract, the opening of roads and building of bridges.

Recently the clearing has been extended to include Grove Tracts 1 to 5, thus clearing the north line of the Groves Property, from east to west.

A force under his direction has also been at work clearing drift wood from the Nuevas river. Mr. Tolksdorf is proving himself a thoroughly capable manager and his watchful care is evident in every department.

New roofing material has been received for the Grove House, while stables, teams and equipment are receiving careful attention. Several tons of fertilizer have been ordered, which will be used to encourage the growth of the young trees, and we feel sure that those who visited McKinley last winter will be amazed at the progress made in the present twelve months.

McKINLEY SHOUTERS' WEEK!

AUGUST 20 to 25, 1906

There are between 400 and 500 families interested in the McKinley Colony. Every one of our bond-holders has either paid in full for his Bonds and received them and the *Free Deed* for his land or is still paying on the installments for the Bonds he has purchased. Each, therefore, has a deep financial interest in the success of the enterprise. These future citizens of the Isle of Pines, these MAKERS OF McKINLEY, if you please, come from many and varied walks of life. Nearly every business and profession, trade and calling that is honorable is to be found represented among our investors.

There are mechanics, farmers, merchants, manufacturers, ministers, teachers, doctors, lawyers on our lists, and, in fact, about half the lines of business that are mentioned in a city directory are followed by our investors, all of whom are helping to develop McKinley with a view toward making it their home sooner or later.

Just to show who and what the Bond-holders of this Company are, it may be said, for instance, that the founders of the McKinley Colony could survey, build and operate a railroad. They could make the steel rails without having to consult Messrs. Schwab, Carnegie or Morgan (if they owned the rail-mill), and they could survey the road, make the profiles, build the bridges, construct the road-bed and place the steel ribbons in their proper position upon the cross-ties hewn from the timber standing on their own ten-acre tracts. We have Bond-holders upon our books who do these things every day of their lives.

We have others who would be at home in the operating department of a railroad, handling passengers, as conductors, and goods in the freight department, and others who could drive anything on wheels from a steam locomotive to a trolley car. We have yet other investors who could manage a train dispatcher's office and who could send any kind of a message from an aerogram by Marconi wireless to a trans-Atlantic cablegram in good, standard Morse code.

Pretty nearly every Bond-holder on the books of the Company is a *worker* and a *producer*. They are the kind of people who go to bed at night leaving the world richer because they have lived through the day. And there is room for all of them at McKinley, and more, too!

Now, few of our investors have opportunities for advertising McKinley outside of their daily work, but every Bond-holder on our books has the chance to put in a good word for the Colony at *some time* during *almost every day*. We urge you, friends, not to miss these golden opportunities. We know that you are busy, and we know that, as a rule, your occupations keep you closely employed, but remember, you are an integral part of the structure, *i. e.*, the *Colony*, which *you* and *we* are engaged in building. Bear in mind that this is *your undertaking*. Every good word you say for McKinley is a good word spoken for yourself. You have taken the time and trouble to investigate what we have to offer and, therefore, you know the statements of fact we make are *true*. Let your friends know it also! Explain to them the advantages which the Colony and our plan holds out to thrifty, conservative investors. *Your* words will carry conviction to the minds of your friends where the statements of strangers would be received doubtfully or coldly. There are between four and five hundred of you. If each of you made it a point to speak to only *one friend* or acquaintance about McKinley *each* day for *one* week, the splendid progress and exceptional opportunities offered by the Colony would be made known to between 2,400 and 3,000 willing listeners!

Only one acquaintance a day for a week!

Now, among these hundreds who would thus hear of McKinley are dozens, perhaps scores, who, like yourself, are looking for such a chance as the Colony offers. It is astonishing how much influence an occasional word will carry. Remember how you yourself have started to think of a thing by the casual remark of some friend or acquaintance.

Mr. and Mrs. Bostwick, in a recent letter to the HERALD, said, very truly, that "McKinley shouts for herself." It does—but it needs an audience!

Can't you help us get one?

Now, we are going to suggest that the week commencing Monday, *August 20th*, be made *McKinley Shouters' Week*. We want every Bond-holder on the books of the Company to speak to *at least one friend a day* and urge him to become interested in the McKinley Colony. We are going to take it for granted that you will do this. We know you *can* if you want to, *and we believe you want to*. We are going to take you on faith, anyhow, and send you just six pieces of printed matter to distribute during the week commencing Monday, August 20th.

Won't you help us to see that it is placed where it will do the most good?

We are going to depend on you to assist us to *get that audience!*

"One For All and All For One!"

TROPICAL DEVELOPMENT COMPANY.

BUFFALO, N. Y., Aug. 15, 1906.

RUSH FOR McKINLEY OPENS EARLY.

THE TIDE OF TRAVEL IN FULL SWING.

Winter of 1906 to be a Record Breaker.

Every day we receive word of Bond-holders who are preparing to escape the winter rigors of the North and enjoy the mild, sunshiny days of the Isle of Pines.

Scores of new tracts in McKinley will be put under cultivation this year, and it seems certain that the Colony will double in population. The majority of those coming will be permanent settlers, while others, after clearing and planting their tracts, will leave them in the hands of the Company, or some friend, when they are called to the North in the spring. The list is growing every day, but we can chronicle the following early departures:

Mr. George H. Voss of Buffalo, holder of Tract 200 and several town-site lots, expects to sail the latter part of August by Ward Line from New York. Mr. Voss will have his property cleared and planted and will spend the winter in McKinley.

Mr. and Mrs. Frank R. Heller and family of Doylestown, Pa., leave August 18th, and will take up their permanent residence at McKinley. Mr. Heller is the holder of the northern five acres of Tract 162, but will commence at once the clearing of Tract 65 for Mr. Charles Cuffel of Doylestown. Mr. Heller is the first of a large delegation from Doylestown who are expected at McKinley later in the winter.

Mr. Charles A. Ogren, holder of Tract 341, and Mr. George H. Garden, holder of Tract 342, both of Calgary, Alberta, Canada, leave their Northern home on August 22d, going via Vancouver, San Francisco and New Orleans. They expect to arrive at McKinley in September. A number of their friends in Canada expect to join them at McKinley later in the fall.

Mrs. M. A. Corbin, holder of tracts 415 and 416, expects to leave for the Isle of Pines in September, where her son and daughter, Mr. Sam Corbin and Miss Eva Corbin, are already located.

Mrs. O. Butler expects to leave in September to join her husband, Mr. B. A. Butler, who has been improving their property in Tract 352, McKinley Colony.

Mrs. Harriet Cowles, holder of Tract 262, expects to leave for McKinley later in the winter and supervise the clearing of her property.

Mr. H. E. Rever of Niagara Falls, N. Y., holder of Tract 386, expects to leave for McKinley early in September and commence the cultivation of his property there.

Dr. J. M. Harris of Ogden, Utah, who arrived at McKinley recently, is preparing to clear and improve his property there—Tract 298.

Mrs. Orson Booth and Mrs. John Aikens of Niagara Falls, N. Y., expect to leave for McKinley about September 1st, to join their husbands, who have been at work on their properties there for the past few months.

Please read the Prospectus carefully, also the Portfolio and McKINLEY HERALD, which we send you *free*. After you have read this literature we shall cheerfully answer any questions you may wish to ask which are not answered therein.

The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

AUGUST, 1906.

The publication of our Portfolio of Views, entitled "McKinley in the Making," which was sent to all our Bond-holders last month, took the place of the HERALD, so none was issued in July. The present issue, the August HERALD, is therefore the first number since the June edition.

Mr. Robert W. Dunning, who has been acting as McKinley correspondent for the HERALD, writes that owing to the demands made upon his time by his other business he will be unable to continue to act as correspondent. We shall therefore for the present be obliged to depend upon miscellaneous correspondence from McKinley for our columns, and wish to impress upon all Bond-holders resident there the favor they will confer upon the HERALD by frequent letters, telling of their progress or events of general interest in the colony.

This paper may have been handed to you by a friend with the request that you read it "and learn about McKinley." If so, that friend has opened the door of opportunity for you, and as you read this record of success you have your hand upon the handle. Don't let this opportunity pass without careful consideration. This paper is an invitation for you to write us for our Illustrated Prospectus. Remember, it costs you nothing, you commit yourself in no way by asking for it, and we will be pleased to send it to you and put you on the mailing list of the HERALD so that you will receive it every month, *free of charge*. All we want is the opportunity to tell you all about McKinley.

WHY OUR LAND IS INCREASING IN VALUE.

The Tropical Development Company is NOT a land company.

We are NOT selling a lot of wild land to deluded "speculators" under the pretence that this land will increase in value for some mysterious reason which is not very clearly explained.

We don't advise our investors to "load up" with 60 acres or 80 acres or a quarter-section of land.

We don't urge them to put all their money in land and have nothing left for development.

We don't demand all cash down at time of purchase and then turn our backs on the investor and leave him alone in the middle of his 60 or 80 or 160-acre tract, rattling around like a pea in a bushel measure.

We don't compel our settlers to build their own roads and bridges and do all the pioneer work for a lot of "non-resident investors" who are hugging red-hot stoves up North in winter and waiting for the colonists and settlers to make them rich by clearing and planting their nearby land.

This is what the average "land company" does, and, therefore, we repeat that the TROPICAL DEVELOPMENT COMPANY IS NOT A LAND COMPANY and does not conduct its business the way a land company does.

This Company is A DEVELOPMENT COMPANY, as its name implies.

And what, pray, is a "Development Company"?

A Development Company IMPROVES the land it sells or allots, thus increasing its value and returning to the investor a large part of what he pays out.

This is EXACTLY what the TROPICAL DEVELOPMENT COMPANY is doing.

No hit or miss improvement for us. No guesswork or "may-be so" about the increase in values at McKinley. No disappointed settlers lounging around waiting for a boom that never comes—no non-resident investors disgusted because their colony is no further developed than it was the day they planked down their hard money, SPOT CASH, for their so-called "cheap land."

When land increases in value there is a REASON FOR IT. The most valuable piece of land in the United States is a little plot some thirty odd feet square at the corner of Broadway and Wall street. This lot sold a year or so ago for something like $850,000. Yet on the very day that land sold for this enormous figure lots within a mile of it, over in Brooklyn and Jersey City sold for a few hundred dollars each.

Why?

Simply because the location of the Wall street lot had attracted thousands of people who wanted to do business there and because of the vast sums which had been expended on the surrounding property.

The same thing applies to the McKinley Colony.

Not only have we a *frostless* colony and a soil that produces valuable products, but we have a superb location and we are spending hundreds of thousands of dollars in improvements on the McKinley Tract.

Land in the McKinley Colony is increasing in value not on account of a "general rise in values," but for the plain, simple reason that the Company has cut miles of roads and made them hard and firm by hauling hundreds of loads of gravel, thus giving them a good surface and making it easy to go from one part of the property to the other. Land at McKinley has increased in value because the Company has cleared several hundred acres of land in the big Orange Groves and planted thousands of thrifty young orange trees, which, thanks to our frostless climate and scientific cultivation, are growing rapidly into vigorous, fruit-producing dividend-payers. Land at McKinley has increased in value because scores of our settlers and investors have cleared and planted *their* tracts and built comfortable homes throughout the Colony, encouraged by the example set by the Company. We don't say to our settlers, "Go on, boys!" but, instead, our watchword is, "COME ON, boys!" Thus, every acre of land lying between the Del Medio and Nuevas rivers, from the forks to the south line of the property, is worth already ten times what it was when we began our work there. Those who move down to McKinley to live will find neighbors settled all around them each bent on the same purpose and actuated by the same motives of common interest. On the other hand, those Bond-holders who are not yet ready to remove to McKinley are contributing their share to the development of the orange groves and the whole property, so that the burden of development—the task of increasing land values—does not rest upon the shoulders of the settlers alone. The non-resident investor, furthermore, has the satisfaction of knowing that even though he cannot be at McKinley himself for a while HIS MONEY IS WORKING FOR HIM.

Instead, therefore, of getting no return for money invested, as would be the case if we were a land company, our Bond-holders know that they are getting the benefit from a wise expenditure of every dollar they pay. And they are given four years in which to make their payments, too!

Those who wish to work for the Company for part of the time each month may do so and receive fair wages for this work, besides getting valuable experience in the care and cultivation of orange trees. The only condition that the Company makes is that every settler who works for it shall work as many days on his own land in clearing and improving it as he does for the Company. This is fair and just, and is for the good of all. The great influx of new settlers who are constantly coming into the Colony needing houses furnishes plenty of employment for those who can do carpenter work, clear land, etc. There has never been a colonist or settler leave McKinley because he could not get work enough to do, and from present indications there will be more work this winter than ever before. There is no room at McKinley for drones, but there is the greatest opportunity in the world there for a man who is willing to work and has a little capital, or for one who has money enough to hire all his work done by others.

These are some of the advantages offered by the common-sense plan and sound business methods of the Tropical Development Company. The fact that some four hundred people have invested in our undertaking in a little over a year and a half is pretty good evidence of the attractiveness of our plan and the honesty of our method of doing business.

TO OUR BONDHOLDERS:

Article 4 of the Contract for Bonds which is issued to all who are paying for their Bonds on monthly, quarterly, semi-annual or annual payments, reads as follows:

"Fourth. The purchaser may, at any time within TWO YEARS from the date hereof, pay all the installments not yet due, and shall be allowed a discount of 10 per cent. on the payment thus made."

Those of our investors who purchased their Bonds during the months of *November and December, 1904*, will, therefore, please take notice that if they pay the balance due on their contracts on or before the dates in November and December of *this year*, when their payments are due, they will receive *Ten Per Cent. Discount* on the balance thus paid.

This discount will *not* be given after the aforesaid two years have expired.

Those who purchased Bonds on later dates can secure this discount of *Ten Per Cent.* by paying the balance due within Two Years from date of their purchase.

On March 25, 1905, our Board of Directors voted to give a discount of Ten Per Cent. on *Annual Payments* made after that date. This privilege also expires two years from the date of each contract.

Our reason for making this inducement for early payments was that by far the heaviest part of our expenses in making the 500-acre Grove—clearing and breaking up the land, buying the trees and planting them—would fall within the first two years. This is a co-operative enterprise, and our Bond-holders who can and will supply their share of the money early, benefit themselves by securing the discount, and aid the whole undertaking by hastening the time when the Grove will pay dividends.

WHEN IS *YOUR* CONTRACT DATED?

TROPICAL DEVELOPMENT COMPANY.

BUFFALO, N. Y., Aug. 15, 1906.

Increase in the Transportation Facilities.

The Ward Line has built two fine new steamers to run between New York and Havana, and is building two more. Two of these boats are of 9,000 tons—larger than the old Morro Castle, which was formerly the largest of the Ward Line fleet. The other two are of 7,000 tons—as large as the Morro Castle.

Two of these fine new steamers are in service now and some of our Bond-holders who have come up on the Mexico say she is a magnificent ship and a great improvement over the older boats of the line. This increase in tonnage of the Ward Line is but another indication of the rush of travel to Cuba and the enormous increase in freight which the Ward Line expects.

At the same time that the Ward Line is preparing for the coming boom in the adjacent tropics, the Southern Pacific Steamship Company is doing likewise by building a couple of big new boats to run from New Orleans to Havana, the first of which will be ready for service in December, and which will make the trip over in quick time.

Meantime, Flagler, the Standard Oil magnate, is spending thirty million dollars in extending his Florida East Coast Railroad from Miami to Key West, 165 miles over the sandbars and islets and across the channels of the Florida coast. In one spot he will have to build a trestle six miles long over 30 feet of water on concrete foundations. At Key West, which is on an island off the extreme southern coast of Florida, he will build docks, terminals, etc.

The distance from Key West to Havana is only 84 miles, and the completion of this remarkable railroad will make an almost continuous rail line from Havana to any city in the United States. This means that Flagler foresees the enormous and speedy growth of Cuba and the Isle of Pines, and having been unable to develop tropical agriculture in Florida on account of the climate, he is determined to furnish rail transportation for the fruit and vegetable growers further south if they want it.

The Trade Winds.

Stillness profound,—the forest
Lies haloed and silvered in light!
Liquid and soft are the moonbeams,
Ah, sweet is the breath of the night!

Beautiful palms and tall pine trees—
The shrubs of the open and deep—
Suddenly seem now to tremble
And sigh, as awak'ning from sleep!

Chanting a wonderful night song
The winds go their untrammeled way.
Hush—a moment of silence—
Then pine, palm and bush gently sway.

Catching the wild, mad spirit,
They solemnly toss in the breeze,
Joining the chant of the night winds
And voice of the great, open seas!

CAROLYN B. LYMAN.

McKINLEY ITEMS.

The Americans in the Isle of Pines celebrated the Fourth of July in a truly patriotic fashion, with picnics, speeches, athletic contests, and at night, fireworks, and we regret that lack of space forbids a detailed description of the festivities. In the athletic contests the McKinley boys especially distinguished themselves, young Mr. Walter Woodworth winning the boys' 50-yards dash in the excellent time of 8 seconds. The prize was a straw hat. Mr. Aikens won the 100-yards dash, receiving as a prize a fine razor. The baseball game seems to have been especially exciting, but besides saying that the length of the game was only equalled by the enthusiasm of players and spectators, none of our correspondents have told the score. Such vigorous athletic exercises, however, would show that summering in the Isle of Pines has no enervating effects.

Mr. Grant H. Thompson's house, on Tract 228, is nearly completed. Since his arrival here in June he has been staying at "The Orchid in the Pines." Mr. Thompson's tract is entirely cleared and fenced in. He will begin soon to prepare the land for planting to citrus fruits.

The dwelling on the "P. & H." property (184, 185, and adjacent tracts), is about ready for occupancy. It is built on artistic lines and well represents the style of house that is suitable for a tropical climate. The house is located on a slight elevation, which affords good drainage; it also has many modern conveniences—cement floors, shower bath, etc.

Messrs. John Aiken and Orson Booth have erected a house on one of their tracts, No. 338, and will build another house soon as they expect their families to arrive some time in August. They are energetic fellows and will make things hum in their neighborhood when they get settled down. They are well pleased with their land, as well as with the climate.

Mr. F. C. Payne is preparing about ten acres of land for planting to citrus fruits. He will also raise garden vegetables for the winter market.

Mr. William Nixon will begin clearing out tracts Nos. 333 and 334, at once.

Mr. George F. Young has moved into his new home. It is beautifully situated on a high prominence on Tract 190, overlooking many acres of cleared land planted with oranges and grapefruit trees. Mr. George Young, Jr., has joined his parents and is delighted with the tropical home. Their daughter, Miss Evaline Young, is expected some time in September.

Mr. W. H. Brown will begin building his house soon. He has taken up the work of builder and contractor, having finished the work on Mr. Young's house and had general supervision on Mr. Thompson's house. He is thorough and painstaking in his work and just the kind of a business man needed here for that kind of work, and it is safe to predict that he will have all he can do.

Mr. B. A. Butler has been doing some clearing on his property in Tract 352.

Mr. W. H. Ford has cleared a corner of his tract, No. 339, on which he will soon build a house. He is now living in Mr. Prenatt's house.

Mr. H. C. Palmer's watermelon patch is showing wonderful growth; the vines are loaded with melons. He has between seven and eight hundred hills planted. A good place to go "cooning."

Manager Tolksdorff is kept busy looking up and giving estimates on clearing tracts for non-resident Bondholders. Mr. Bruno Dannenberg, Mr. Tolksdorff's nephew, has charge of the store, and is very obliging and courteous, especially to the ladies, with whom he is very popular.

Mr. Tolksdorff gave a luncheon to a number of his friends on June 15th at "The Orchid in the Pines." Among the guests were Mr. and Mrs. Wilcox and Messrs. Frank and Walter Wilcox, Mr. and Mrs. George F. Young, Mr. Charles T. Young, Mr. Grant H. Thompson, Mr. George Young, Jr., Mr. Bruno Dannenberg, and Mr. and Mrs. R. W. Dunning.

Getting ready for the winter tree planting. Teams plowing the Manigua Groves Tract

The Stork Pays McKinley a Visit.

Among the important events in the making of McKinley is the arrival of a baby girl at the home of Mr. and Mrs. George Werner, on August 1st. This is the first baby born to an American settler in the McKinley Colony. The news of its birth was received with delight by all the colonists, and it is dollars to doughnuts that she will be the most popular baby on the island owing to the significance of her position. In the first place, she has been named Ida McKinley Werner, after the wife of our late President William McKinley, after whom the colony is named. This entitles her to a prominent place in the hearts of all the American people. She stands alone as the only baby native born of American parents in the McKinley Colony, Isle of Pines; she is the only American native inhabitant. In her dual position she is the youngest in one and the oldest in the other. Her arrival in this busy community is undisputable evidence before the eyes of our paralyzed critics that the colony is growing. A beautiful page is added to the interesting history of McKinley through the appearance of Ida McKinley Werner.

Publications of the Tropical Development Company.

PROSPECTUS; 96 pp., size 7½x9½ inches, with halftone illustrations, 12 full-page colored plates, double-page halftone insert and two maps. A detailed description of the Isle of Pines, its soil, climate, products, shipping facilities, and much other information required by the homeseeker and investor, together with a full explanation of the financial plan of the Tropical Development Company.

MCKINLEY IN THE MAKING: Size 7x10 inches, 40 pp. A portfolio of superb views, with descriptive text, illustrating the principal points of interest in the Colony and showing the progress made by the Tropical Development Company and its settlers during the first year at McKinley.

FORTUNES IN FRUIT AND OTHER PRODUCTS OF THE ISLE OF PINES: Size 6x9¼ inches, 72 pp. A hand book of facts regarding the fruits, vegetables and other crops raised in the Isle of Pines, their cultivation and the profits they yield to the grower.

THE MCKINLEY HERALD: Size 11x15 inches, 4 pp., illustrated. Published monthly in the interest of the McKinley Colony.

THREE MAPS OF MCKINLEY, ISLE OF PINES, large size, folded, delineating (1) the McKinley tract, (2) the townsite, and (3) the Plaza, or public square of McKinley.

Any or all of the above publications will be sent free, postpaid, to any address on request.

Tropical Development Company, Chapin Block, 17 West Swan street, Buffalo N. Y.; room No. 306 Park Building, 30 Public Square, Cleveland, Ohio.

Some Facts About the Soil of the Isle of Pines.

The Isle of Pines is of natural geologic formation, the same, for instance, as New York State, or Ohio. Florida, on the other hand, is of coral origin, having been built up by coral insects from the bottom of the sea. The State of Florida is practically a sandbar on a coral basis. Hence the soil is largely plain white sea-sand, and therefore requires from $100 worth to $200 worth of fertilizer per acre. This is quite different from the Isle of Pines soil, which is richer in "humus" or decomposed vegetable mould, and hence possesses far more plant-food than the soil of Florida.

When you write to any of our Bondholders asking information about the Isle of Pines, please be sure to enclose a stamp for a reply. Our Bond-holders are always willing to answer letters of inquiry, but if they haven't a stamp at hand they may delay their reply until a more convenient time.

NEW VEGETABLES FOR THE McKINLEY FARMS.

SUPT. REID GIVES SOME INTERESTING ADVICE REGARDING GARDENING.

Succulent Tropical Vegetables that Can Be Grown in the Isle of Pines.

Mr. Robert Reid, superintendent of the Manigua Orange Groves, who has had a long and varied experience in the West Indies as well as in Florida, sends us an interesting letter giving some advice regarding the utilization of several varieties of fruits and vegetables which flourish in their native state in the Isle of Pines, and can be made with cultivation to furnish a most acceptable addition to the tables of the McKinley settlers.

The ease with which such Northern vegetables as egg-plants, tomatoes, peppers ,cabbages, potatoes, and so forth, can be grown, even in mid-winter, at McKinley, is well known, and it is certain that these profitable crops will continue to monopolize the winter gardens of the Colony, since they can be shipped North at tremendous profit.

The new vegetables and fruits to which Supt. Reid refers are, however, those grown for home consumption, and most of which bear in the summer season, after the winter vegetable shipments to Northern markets have closed. Supt. Reid writes:

"On our sandy soils there is no reason why every colonist at McKinley who wishes vegetables for his table may not have quite a variety in the summer as well as during the dry winter season, and many kinds of delicious flavor which are never heard of in the North. It all depends on having the land in proper condition and planting varieties suitable for the season.

"From September to May practically all Northern vegetables are grown, so I will confine myself to suggestions for the summer months, mentioning only such vegetables as are known locally and which are practically unknown in the United States. Such familiar Northern vegetables as sweet potatoes, turnips, beets, carrots, radish, parsley, lettuce and squash, will grow luxuriantly all through summer, while okra, from which a delicious soup is made, cow peas and peanuts, with which those living in the Southern States are familiar, make a valuable addition to the summer garden.

Native and Jamaican pole beans may be added and flourish during the summer. Among the most important of the native fruits which every settler at McKinley should plant is the breadfruit tree, which bears a sort of vegetable fruit. The fruit is either boiled like Irish potatoes or baked in an oven; frequently it is put right in the hot coals and cooked in that way. It is the most ornamental of all tropical trees, in addition to being so valuable as a food producer, and should be planted on each tract.

"Cassava is one of the most widely-grown crops on the Isle of Pines, and in great favor with the natives. It produces a large tuber and grows rapidly in our sandy soils. The yield is enormous. After the starch is extracted the residue makes excellent griddle cakes, while cassava pudding or cake is esteemed a great luxury.

"There is also a vine I have found here, called "chyota," which produces large quantities of green fruits, four to six inches long, that can be cooked like summer squash. The vines bear all through the year, but are wonderful growers and need a large arbor, tree or old stone wall to climb over.

"I have recently imported another climbing vine from Costa Rica which bears a fruit of a somewhat similar character, but as it has not been planted here before and mine has not yet come in bearing, I cannot write

(Continued on page four.)

PICKING TRACTS.

COMPARATIVE ADVANTAGES OF DIFFERENT SECTIONS OF McKINLEY.

Details of Some Excellent Properties Open for Allotment.

We are often asked by intending purchasers of bonds to advise them regarding the section of the property in which they had best locate. Such a question cannot be answered in a sentence.

First of all must be considered the purchaser's personal preferences; whether he wishes a tract fronting on one of the rivers; whether he plans to remove to McKinley at once, or is buying for investment, with the intention of remaining in the North for some time, and, lastly, whether he has friends or relatives whom he expects to join him in his investment and who wish to locate near him.

By separating the town site from the Groves Tract, it was the intention of the Company so to distribute the development as to induce an equal settlement in all sections of the property, making all equally desirable. In this our plan is working out to our complete satisfaction, and so far the development and settlement by Bondholders is almost equally distributed between the three main divisions of the McKinley Tract: the section north of the southern line of the town site, the section between the town site and Groves Tract, and the section surrounding the Groves Tract itself.

It was natural that development should have been first undertaken in the southern end of the McKinley Colony, in the section immediately surrounding the big 500-acre Groves. The great work that was being done by the Company, the presence of the headquarters and general store, located near the center of the Groves Tract, all conduced to attracting settlers to that locality, and the building done and improvements made by Messrs. J. H. Bostwick (Tracts 421 and 431), S. H. Woodworth (Tract 388), J. H. McNeil (Tracts 376, 393 and adjoining tracts), Mrs. Nellie E. Waters (Tract 371), and Messrs. George and J. Werner (Tracts 403, 404, 409 and 410), as well as by many others, have done much to enhance values in that vicinity. Toward the central section (that lying between the Groves Tract and town site), the building and development has been very rapid. The beautiful hotel of Mr. Robt. W. Dunning, Tract 263, has done much to attract settlers to that vicinity, while the planting of 40 acres in citrus trees and the beautiful new home recently erected by the Messrs. Young (Tracts 173, 188, 190 and 207 and neighboring tracts) is rapidly building up that section. Just south of this property is Tract 228, which Mr. G. H. Thompson is improving, while the work of Mr. Nixon (Tracts 333 and 334) and Messrs. Aikens, Ford and Booth (Tracts 338 and 339) is opening another section to development.

To the north of these improvements, nearer to the town site line, lie the extensive developments on the "P. & H." properties (Tracts 184 and 185 and adjoining tracts), on which a handsome residence is being erected. Tract 198, the property of Mr. Harlow Palmer, and Tract 179, the orange and grape fruit grove planted by Mr. Geo. McMullen, are also important improvements. Nearer to the town site is situated the ten-acre citrus grove of Messrs. Slocum and Whitwell (Tract 144), while "El Nido," the cozey winter home of Rev. Geo. West on Tract 123, and work done by Mr. A. T. Baxter (Tracts 101 and 112), is the commencement of development to the west of the town site.

The work north of the town site is rapidly attracting attention there. The new two-story house and blacksmith shop of Mr. W. J. Cleland (Tract 78), have caused many inquiries concerning that section, while the work of Mr. Perry Rockwood (Tract 85) and Frank Sherwood (Tracts 45 and 54) is to be supplemented by the building of Mr. W. H. Brown's house (Tract 78) and the development of Tract 65 by Mr. F. J. Heller for Mr. Mr. Chas. Cuffel of Doylestown, Pa.

It will thus be seen that each section has its individual claims upon the attention of the new buyer and only very general rules can be laid down for his guidance, though a word of advice may be helpful. Of course, each purchaser under the terms of his contract has the right to change his allotment at any time, simply by request, so that a first choice need not be final. Moreover, as we guarantee every tract we allot, no purchaser need fear that the land allotted him is not first class in every particular, but even granting all this there is still room for the expression of personal preferences.

Among the best river tracts now open for allotment are Tracts 35 and 36, containing in all 16½ acres and running from the road to the river.

This is a beautifully located property well elevated and easily cleared, an ideal site for a home and orange and grape fruit grove, or for cultivation in winter vegetables. Its nearness to the proposed shipping port of Port McKinley makes it especially desirable, while there are several tracts and available for friends of the purin the vicinity still open for selection chaser of 35 and 36. This property (35 and 36) will be allotted with 17 Bonds an additional bonus of one residence lot being given to fill out the fractional acreage, or we will accept an application for 7 or 10 Bonds, dividing the tracts from east to west.

Tract 100 is another beautiful river tract of 8 3-10 acres adjoining the improved property of Mr. A. T. Baxter (Tract 101). Tract 100 will be allotted with 9 Bonds, two residence or one business lot being given to fill out the fractional acreage.

Tracts 219, 251 and 277 are all well located "central" properties of 10 acres, neighboring tracts in each case now being under development. They are all ideally located for orange growing and home building.

Tracts 425, 426 and 430 are the cream of our offering south of the Groves Tract. These are three beautiful properties in a very popular locality.

While this does not by any means exhaust our list of desirable properties and there are many other equally as desirable tracts open all through the property, yet we hope that this little review of the various sections may prove helpful in causing our friends to reach an early decision. Just a word of warning as we conclude: None of these properties can remain open very long; and it is the part of wisdom for you to make immediate application; delay can only result in disappointment.

With oranges selling at $4.50 to $5 per box, and pineapples at from $3.75 to $4.50 per crate, the future of the man who is growing these valuable products looks bright.

The Orchid in the Pines

TRACT 263

McKINLEY COLONY, ISLE OF PINES

The most comfortable and home-like hotel in the whole Republic of Cuba. Absolutely American throughout.

Centrally situated in the very heart of the McKinley Colony, midway between the town-site and the famous Manigua Orange and Grape-fruit Groves.

Surrounded by a beautiful pine forest, and distant but a few minutes' walk from many private orange groves.

Boating, fishing, tennis, croquet, driving, etc.

Concrete floors, shady verandas, comfortable rooms, gas, bath, and an abundance of fruit and fresh vegetables, poultry, etc., for the table.

Reservations of rooms are now being made for the season of 1906-'07. Accommodations limited to twenty-four.

Write for the booklet, "McKinley In The Making," containing illustrations of the Orchid in The Pines.

Additional particulars on request.

Mr. and Mrs. R. W. Dunning

PROPRIETORS

Formerly of 507 Potomac Ave., Buffalo, N. Y.

McKinley Colony, Isle of Pines, Cuba

NEW VEGETABLES FOR THE McKINLEY FARMS.

(Continued from page three.)

definitely concerning its quality, though I expect it to prove a success.

"The 'akee' is another of the vegetable fruits widely cultivated throughout the British West Indies which will flourish here. It really grows upon a tree, which, when fully matured, is from 30 to 40 feet high, producing a red-husked fruit that opens when ripened, exposing three or four jet black seeds imbedded in a yellowish substance, which, when boiled for a few minutes, make a delicious breakfast dish, widely used throughout the West Indies. I have found two of these trees on my trips about the island, and have imported and sold about a dozen of them, but have none on hand at present."

This brief summary does not begin to exhaust the list of delicious fruits and vegetables peculiar to the frostless climate of the Isle of Pines, and furnishing a diet that would delight an epicure, and it is one of the surprises awaiting those who remove to McKinley to find their usual daily fare of Northern vegetables supplemented by an abundance of local products, fruits and vegetables, entirely unknown in their Northern homes.

Deeds for Land Issued to Our Bondholders.

The following Bond-holders of the Tropical Development Company have paid in full for their Bonds and have received the Bonds and the deeds for land which is given with the Bonds as a bonus.

All legal expenses for the making and recording of these deeds were paid by the Tropical Development Company, as explained on page 73 of the Company's illustrated prospectus.

The names and addresses of these Bond-holders and the numbers of the tracts allotted to them are as follows:

Mrs. James H. Bostwick, McKinley, Isle of Pines, tracts 421 and 431, 20 acres.

A. T. Baxter, 1038 Bergen street, Brooklyn N. Y., Tract 101, 10 acres.

James W. McLane, Millgrove, Erie County, N. Y., eastern 3 acres of Tract 107.

George J. Wheeler, 100 Bird avenue, Buffalo, N. Y., tracts 300, 301, 302, 21 6-10 acres.

Henry P. and Johanna Hammermiller, 55 Fox street, Buffalo, N. Y., tracts 105, 106 and western 3 acres of 107, 23 acres.

L. P. Merritt, Mayville, N. Y., southern 3 acres of Tract 81.

J. W. Kennedy, Port Dover, Ont., Tract 178, 10 acres.

John N. Slocum, Beaver Falls, N. Y., Tract 131, 10 acres.

Prof. James G. Riggs, Dobbs Ferry, N. Y., northern 3 acres of Tract 399.

Jacob Werner, McKinley, Isle of Pines, Tract 409, 5 acres.

Mrs. Eliza Corbin, Havre, France, eastern 3 acres of Tract 261.

Eli H. Fell, Pier 19, North River, New York, Tract 120, 10 acres.

Mrs. Ida J. Avery, 311 Fourteenth street, Buffalo, N. Y., Tract 145, 10 acres.

Miss Margaret D. Rowan, 39 Erie street, Buffalo, N. Y., southern 3.2 acres of Tract 110.

Abram Hesser, 57 Weaver avenue, Buffalo, N. Y., northern 3 acres of Tract 115.

Albert F. Smith, 158 Austin street, Buffalo, N. Y., northern 3 acres of Tract 275.

Grant H. Thompson, 9 West Mohawk street, Buffalo, N. Y., northern 5 acres of Tract 209.

George T. Hollway, 216 Glenwood avenue, Buffalo, N. Y., Tract 373, 10 acres.

Thomas A. Bartlam, Crescent, W. Va., northern 3 acres of Tract 62.

Miss Bessie G. Butler, 96 Whitney place, Buffalo, N. Y., northern 3 acres of Tract 31.

J. M. Riexinger, 235 Amherst street, Buffalo, N. Y., *et al.*, northern 3 acres of Tract 345.

Otis M. Coughran, Oakfield, Genesee County, N. Y., southern 3 acres of Tract 79.

Mrs. George L. Graser, 32 Greenfield avenue, Buffalo, N. Y., southern 3 acres of Tract 343.

Alonzo and George W. Manning, 426 Auditorium, Spokane, Wash., Tract 150, 10 acres.

Harry W. Thompson, 404 St. Clair street, Cleveland, O., central 5 acres of Tract 90.

Otto Weber, 604 Main street, Buffalo, N. Y., Tract 418 and eastern 2 acres of 417, 12 acres.

If you are paying for your Bonds on the installment plan, we will deliver the Bonds and a deed for your land at once if you pay the balance due on your contract, less the discount of Ten Per Cent. to which you are entitled.

There are no frosts, floods, droughts, cyclones or earthquakes in the Isle of Pines. It is far enough away from California to be free from earthquakes, far enough away from Florida to escape the frost, and far enough away from Texas, Kansas and Iowa to be out of the cyclone belt, yet it is only 1,300 miles (3½ days) from the great markets of New York and the Middle States!